

ORDINANCE NO. 2009-08
YOUNGKER ZONE CHANGE

AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, REZONING THAT PROPERTY DESCRIBED HEREIN FROM ITS PRESENT DESIGNATION OF C-1 (GENERAL COMMERCIAL) TO RS-18b (SINGLE FAMILY RESIDENTIAL); ESTABLISHING CONDITIONS OF SUCH REZONING; DIRECTING THE AMENDMENT OF THE ZONING MAP UPON COMPLETION OF ALL ZONING CONDITIONS SET FORTH HEREIN; PROVIDING THAT ALL ORDINANCES OR PARTS OF ORDINANCES OR ANY PART OF THE LAND DEVELOPMENT CODE IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE SHALL BE REPEALED UPON THE EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:

Section 1. **Adoption by Reference**

That certain document entitled “*Younger Zone Change and Minor Community Plan Amendment (ZC2009-1 and CPA2009-1) Conditions of Approval*”, that was made a public record pursuant to ARS 9-802, as *Exhibit A* to Resolution No. 2009-25 of the City of Sedona, Arizona, is referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 2. **Description and Rezoning**

The subject property is Coconino County Assessor’s Parcel 401-21-021E, containing approximately 1.87 acres, and located at 104 Copper Cliffs Drive in Sedona, Arizona. The existing zoning of C-1 was in place at the time of incorporation, but most of the surrounding property has for a long time been residential. The owner/applicant desires to down zone the property to residential (RS-18b) to allow for construction of an additional residence through a lot split, or construction of a guesthouse. The subject property is hereby rezoned from commercial C-1 to single family residential RS-18b (ZC2009-1) and the required minor amendment to the Sedona Community Plan (CPA2009-1) is approved upon completion of all conditions as set forth *Exhibit A* to Resolution 2009- 25.

Section 3. **Zoning Map**

The zoning maps of the City of Sedona shall be amended to reflect this zoning change, and at least three (3) copies of the map shall be kept in the office of the City Clerk for public use and inspection.

Section 4. **Repeal**

All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND ADOPTED by the Mayor and City Council of the City of Sedona,
Arizona, this 23rd day of June, 2009.

Rob Adams, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney